



Country Garden Holdings Company Limited (“Country Garden” or the “Group”, stock code: 2007) is one of China's leading integrated property developers. The Group runs a centralized and standardized management system, with business comprising construction, installation, fitting, project development, property management, as well as hotel development and management. In addition, “Country Garden” has been named by the PRC State Administration for Industry and Commerce as “China's Well-known Trademark” in the property sector. Country Garden was ranked the Top Tax Paying Private Enterprise in China by the State Administration of Taxation in 2006. The Company became a constituent stock of MSCI Global Standard Indices on 1 September 2007. It also became a constituent stock of Hang Seng Composite Index 200 and Hang Seng Mainland Composite Index on 10 September 2007.

LATEST NEWS

- As of 31 January 2009, the attributable gross floor area (not site area, same as below) with land use right certificates is approximately 44.38 million sq. m (excluding those GFA of which relevant sales contracts were signed but the application of land use right certificates is in progress). Among which, the attributable GFA with construction permits is around 14.20 million sq. m. The Group has completed the master planning of projects with an attributable GFA of approximately 6.38 million sq. m, and has submitted the application for the construction permits to related authorities.
- The Group's contract sales⁽¹⁾ amounted to approximately RMB610 million in January 2009.
- The transaction amount⁽²⁾ during the Chinese New Year period (24 January to 9 February) was approximately RMB1.2 billion. Among which, Guangzhou area accounted for approximately RMB510 million, while Foshan and Jiangmen areas accounted for approximately RMB170 million each.

Remarks:

1. Contract sales amount refers to the property selling price stipulated in the “Sale and Purchase Agreement” (S&P) signed between a property developer and property purchaser(s).
2. Transaction amount refers to the property selling price stipulated in the “Provisional Sale and Purchase Agreement” (PS&P) signed between a property developer and property purchaser(s). After signing the PS&P and settling the down-payment, property purchaser(s) will sign the S&P within the specified period and settle the outstanding payment.



Breakdown by Development Status for Attributable GFA of Property Developments with Land Use Rights (as of 31 January 2009)

Development Status Details	GFA ('000 sq. m)
GFA completed but unsold (not site area) - The total GFA of properties completed but unsold	1,460
Salable GFA under construction (not site area) - The total saleable GFA under construction - A proportion of these properties in which pre-sale conditions were met are for pre-sale and some of these pre-sales have already been achieved	14,200
GFA under approval for construction permits (not site area) - Land use right certificates obtained - Master planning, construction design and tender for construction completed with relevant documents submitted to government departments pending on construction approval. Once approved, construction will commence immediately	6,380
GFA in the process of master planning (not site area) - Land use right certificates obtained with master planning underway - Upon completion of planning (e.g. master planning), relevant documents will be submitted to government departments for construction approval	22,340
Total	44,380



Properties Under Development (as of 31 January 2009)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA under development (sq. m.)	Total attributable saleable GFA under development (sq. m.)	Actual construction commencement date	Total saleable GFA presold (sq. m.)	Actual/ *Estimated pre-sale commencement date	Estimated completion date
Shawan Country Garden	Guangzhou (Panyu)	277,562	100	156,265	151,236	25/7/2007	116,894	17/1/2008	4Q2009
Huanan Country Garden (Phase 1-5 & 7)	Guangzhou (Panyu)	1,010,230	100	66,092	31,127	27/5/2005	4,565	26/4/2006	2Q2010
Country Garden Phoenix City	Guangzhou (Zengcheng)	3,831,757	100	546,567	538,571	29/4/2007	247,915	27/4/2008	4Q2010
Huanan Country Garden (Phase 6)	Guangzhou (Panyu)	423,467	50	1,076	0	15/10/2004	0	—	1Q2009
Licheng Country Garden	Guangzhou (Panyu)	525,011	100	51,810	51,810	12/10/2007	45,854	19/6/2008	2Q2009
Nansha Country Garden	Guangzhou (Nansha)	509,394	100	259,169	255,404	29/1/2007	160,713	22/11/2007	4Q2009
Holiday Islands - Huadu	Guangzhou (Huadu)	576,960	100	381,199	373,438	11/5/2006	18,830	25/7/2008	2Q2012
Shunde Country Garden (incl. Country Garden West Court)	Foshan (Shunde)	2,425,923	100	301,265	163,866	10/9/2006	12,488	29/11/2006	4Q2010
Gaoming Country Garden	Foshan (Gaoming)	1,057,611	100	527,761	522,128	31/5/2006	27,843	10/7/2008	2Q2011
Nanhai Country Garden	Foshan (Nanhai)	571,446	100	136,394	129,974	8/3/2006	57,123	24/11/2008	4Q2010
Heshan Country Garden	Jiangmen (Heshan)	2,085,295	100	404,179	353,815	22/3/2007	70,563	13/9/2007	4Q2011
Wuyi Country Garden	Jiangmen (Pengjiang)	689,519	100	26,161	22,592	29/4/2007	10,214	25/12/2007	4Q2009
Xinhui Country Garden	Jiangmen (Xinhui)	581,478	100	99,995	99,225	18/10/2007	0	1Q2009*	2Q2010
Taishan Country Garden	Jiangmen (Taishan)	2,673,940	100	669,989	664,877	31/3/2006	9,800	9/2/2007	4Q2010
Yangdong Country Garden	Yangjiang (Yangdong)	391,129	100	16,425	16,241	31/5/2006	7,194	17/9/2008	4Q2009
Zhaoqing Lanling Residence	Zhaoqing (Gaoxin)	186,144	100	49,211	5,033	30/1/2007	0	1Q2010*	1Q2009
Zhaoqing Country Garden	Zhaoqing (Gaoyao)	370,452	51	59,272	58,611	19/9/2006	1,490	20/4/2007	4Q2009
Shaoguan Country Garden	Shaoguan (Zhenjiang)	2,685,890	100	708,060	699,338	17/1/2007	1,899	29/9/2007	4Q2012
Huiyang Country Garden	Huizhou (Huiyang)	914,554	90	797,171	787,776	22/8/2007	25,224	24/9/2008	4Q2011
Lechang Country Garden	Shaoguan (Lechang)	427,761	100	126,210	126,210	23/10/2007	4,371	21/10/2008	4Q2011
Shaoguan Country Garden – Sun Palace	Shaoguan (Xilian)	3,831,295	100	96,204	91,486	10/3/2008	0	4Q2009*	4Q2010
Enping Country Garden	Jiangmen (Enping)	366,652	100	153,603	152,030	13/12/2007	5,036	23/4/2008	4Q2010
Shanwei Country Garden	Shanwei (Shanwei)	488,700	100	66,757	66,757	1/9/2008	0	4Q2009*	4Q2010
Yangshan Country Garden	Qingyuan (Yangshan)	281,169	100	22,724	21,825	1/12/2008	0	4Q2009*	2Q2010

(Continued Next Page) 3



Properties Under Development (as of 31 January 2009)

Project	City (District)	Aggregate GFA for the entire project (sq. m.)	Interest attributable to the Group (%)	GFA under development (sq. m.)	Total attributable saleable GFA under development (sq. m.)	Actual construction commencement date	Total saleable GFA presold (sq. m.)	Actual/ *Estimated pre-sale commencement date	Estimated completion date
Changsha Country Garden	Changsha (Changsha)	1,294,101	100	128,438	128,197	28/12/2006	1,538	15/1/2009	3Q2010
Country Garden – Hill Lake Palace	Changsha (Ningxiang)	270,455	100	204,513	178,097	12/11/2007	43,073	14/10/2008	2Q2010
Taizhou Country Garden	Taizhou (Haining)	972,707	100	450,354	447,484	27/6/2007	125,768	28/12/2007	3Q2010
Manzhouli Country Garden	Hulunbeier (Manzhouli)	3,384,294	100	376,041	371,190	23/7/2007	3,348	20/9/2008	4Q2011
Xing'anmeng Country Garden	Xing'anmeng (Keyouqianq)	960,505	100	501,264	424,895	20/9/2007	5,744	23/8/2008	4Q2012
Tongliao Country Garden	Tongliao (Keerqin)	1,247,991	100	587,237	562,048	3/11/2007	9,356	20/8/2008	4Q2013
Changshou Country Garden	Chongqing (Changshou)	462,775	100	386,530	366,945	5/11/2007	63,581	25/4/2008	2Q2010
Wuhan Country Garden	Wuhan (Hannan)	489,302	100	473,037	455,298	28/12/2007	80,871	4/6/2008	4Q2011
Xianning Country Garden	Xianning (Xianan)	1,222,418	100	308,108	285,319	15/1/2008	45,149	24/6/2008	2Q2011
Suizhou Country Garden	Suizhou (Chengnan)	1,351,284	100	289,682	286,467	21/5/2008	34,263	12/7/2007	2Q2011
Country Garden – Sun Palace	Shenyang (Daoyi)	939,463	100	600,123	593,856	21/7/2007	61,408	30/7/2008	4Q2011
Shenyang Country Garden	Shenyang (Huashan)	522,199	100	291,234	288,331	21/7/2007	114,218	3/6/2008	4Q2010
Country Garden – Phoenix City	Shenyang (Sujiatun)	1,320,842	100	1,294,400	1,189,102	24/9/2007	117,099	19/7/2008	2Q2013
Country Garden – Galaxy Palace	Shenyang (Yuhong)	2,212,586	100	581,808	577,483	19/3/2008	44,774	18/7/2008	4Q2013
Haicheng Country Garden	Liaoning (Haicheng)	586,473	100	586,473	582,374	25/10/2007	0	3Q2009*	4Q2011
Country Garden – Lakeside City	Chaohu (Zhongmiao)	933,173	100	441,852	371,648	13/12/2007	97,758	10/7/2008	4Q2010
Huangshan Country Garden	Huangshan (Huangshan)	393,870	100	198,656	191,705	6/1/2008	24,114	29/8/2008	4Q2011
Chizhou Country Garden	Chizhou (Chizhou)	516,604	100	207,710	194,697	27/1/2008	10,563	28/9/2008	2Q2010
Chaohu Country Garden	Chaohu (Nan'an)	619,505	100	118,609	115,127	23/4/2008	20,380	15/11/2008	3Q2010
Country Garden – Hill Lake City	Chaohu (Hexian)	2,081,969	100	322,904	318,852	9/5/2008	0	2Q2009*	4Q2010
Wuhu Country Garden	Wuhu (Sanshanqu)	2,862,828	100	556,773	554,641	6/6/2008	34,839	20/9/2008	2Q2012
Anqing Country Garden	Anqing (Anqing)	1,538,366	100	174,746	171,770	19/6/2008	44,921	30/10/2008	2Q2010
Suihua Country Garden	Suihua (Beilin)	271,600	100	271,600	271,007	25/9/2008	5,753	28/9/2008	4Q2011
Total attributable GFA					14,202,406				



Details of the 8 Hotels in Operation and 10 Hotel Projects under Construction (as of 31 January 2009)

Hotel Name	Location	Actual/Estimated* Opening Date	No. of Rooms	Star-rating ⁽¹⁾
Shunde Country Garden Holiday Resort	Shunde Country Garden	Feb 2000	152	4-star (in operation)
Guangzhou Country Garden Phoenix City Hotel	Country Garden – Phoenix City	Nov 2003	573	5-star (in operation)
Qingyuan Country Garden Holiday Islands Hotel	Qingyuan Holiday Islands Country Garden	Dec 2004	201	5-star (in operation)
Heshan Country Garden Phoenix City Hotel	Heshan Country Garden	July 2005	280	5-star (in operation)
Wuyi Country Garden Phoenix Hotel	Wuyi Country Garden	Dec 2005	95	5-star rating standard (in operation)
Yangjiang Country Garden Phoenix Hotel	Yangdong Country Garden	May 2007	342	5-star rating standard (in operation)
Changsha Venice Palace Hotel	Changsha Country Garden	Oct 2007	343	5-star rating standard (in operation)
Taishan Country Garden Phoenix Hotel	Taishan Country Garden	Dec 2007	337	5-star rating standard (in operation)
Zhaoqing Country Garden ⁽²⁾ Phoenix Hotel	Zhaoqing Country Garden	Early 2009*	282	5-star rating standard (under construction)
Xinhui Country Garden Phoenix Hotel ⁽³⁾	Xinhui Country Garden	Early 2009*	374	5-star rating standard (under construction)
Gaoming Country Garden Phoenix Hotel	Gaoming Country Garden	Sep 2009*	337	5-star rating standard (under construction)
Chongqing Country Garden Phoenix Hotel	Changshou Country Garden	2010*	336	5-star rating standard (under construction)
Wuhan Country Garden Phoenix Hotel	Wuhan Country Garden	2009*	334	5-star rating standard (under construction)
Chaohu Country Garden La Phoenix Hotel	Country Garden – Lakeside City	2010*	337	5-star rating standard (under construction)
Chaohu Country Garden Le Phoenix Hotel	Chaohu Country Garden	2010*	336	5-star rating standard (under construction)
Huangshan Country Garden Phoenix Hotel	Huangshan Country Garden	2010*	376	5-star rating standard (under construction)
Suizhou Country Garden Phoenix Hotel	Suizhou Country Garden	Nov 2009*	378	5-star rating standard (under construction)
Wuhu Country Garden Phoenix Hotel	Wuhu Country Garden	2010*	602	5-star rating standard (under construction)

Notes:

- Hotels are only allowed to apply for star rating after one year of operation.
- Zhaoqing Country Garden Phoenix Hotel commenced trial operation on 28 September 2008 and is expected to be opened in early 2009.
- Xinhui Country Garden Phoenix Hotel commenced trial operation on 28 December 2008 and is expected to be opened in early 2009.



Details of the 15 Hotels under Development (as of 31 January 2009)

Locations of Hotel	Projects the Hotel Belongs to	Status of Application for Land Use Right Certificates	Star-rating
Shaoguan (Xilian)	Shaoguan Country Garden – Sun Palace	Obtained	5-star rating standard (to be developed)
Shaoguan (Zhenjiang)	Shaoguan Country Garden	Obtained	5-star rating standard (to be developed)
Chizhou (Chizhou)	Chizhou Country Garden	Obtained	5-star rating standard (to be developed)
Xianning (Yuzuo Village)	Country Garden – Fountain Village	Obtained	5-star rating standard (to be developed)
Zhangjiajie (Yongding)	Independent hotel	Obtained	5-star rating standard (to be developed)
Taizhou (Hailing)	Taizhou Country Garden	Obtained	5-star rating standard (to be developed)
Chaohu, Anhui Province (Hexian)	Country Garden – Hill Lake City	Obtained	5-star rating standard (to be developed)
Changsha, Hunan Province (Ningxiang)	Country Garden – Hill Lake Palace	Obtained	5-star rating standard (to be developed)
Anqing, Anhui Province (Anqing)	Anqing Country Garden	Obtained	5-star rating standard (to be developed)
Shenyang, Liaoning Province (Sujiatun)	Country Garden – Phoenix City	Obtained	5-star rating standard (to be developed)
Tianjin (Tanggu)	Independent hotel	Obtained	5-star rating standard (to be developed)
Xing'anmeng, Inner Mongolia (Keyouqianqi)	Xing'anmeng Country Garden	Obtained	5-star rating standard (to be developed)
Tongliao City, Inner Mongolia (Keerqin)	Tongliao Country Garden	Obtained	5-star rating standard (to be developed)
Hulunbeier, Inner Mongolia (Manzhouli)	Manzhouli Country Garden	Obtained	5-star rating standard (to be developed)
Yiyang, Hunan (Yiyang)	Yiyang Country Garden	Obtained	5-star rating standard (to be developed)

- End -